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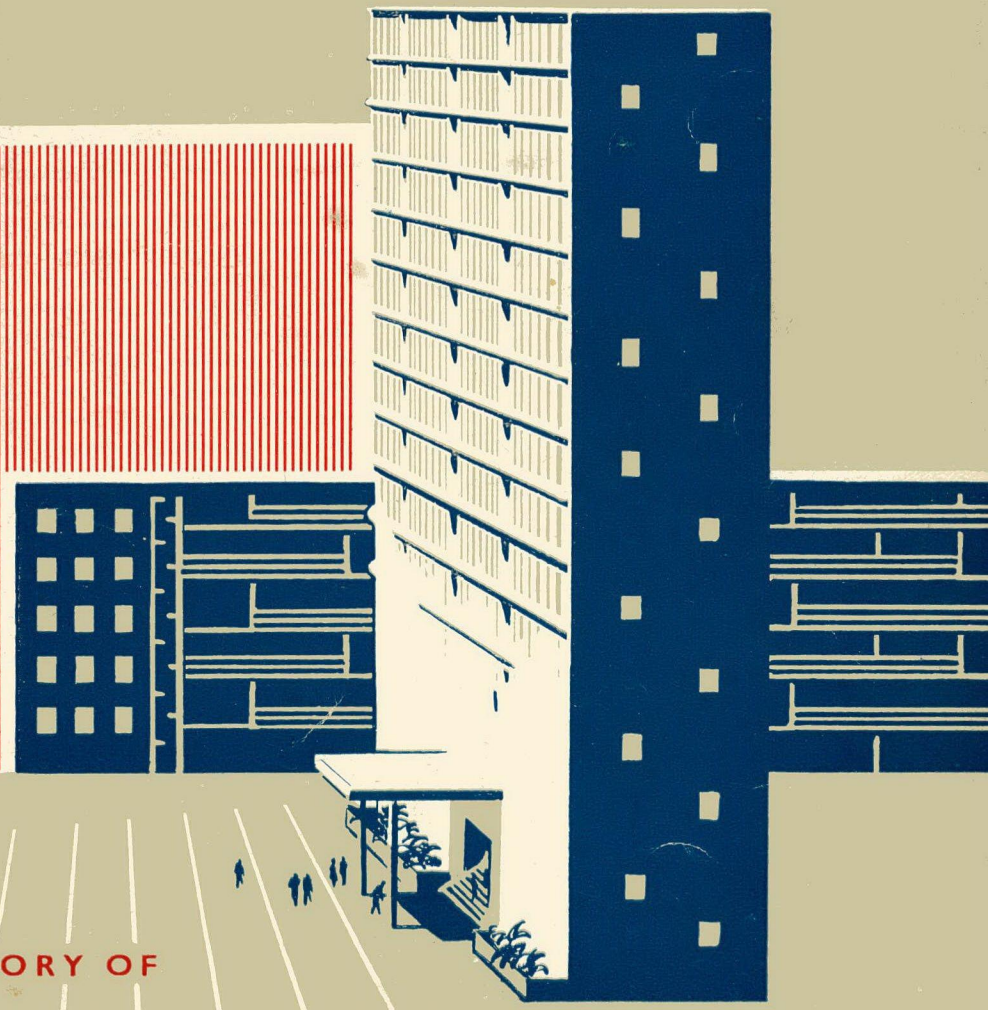
Challenge OF THE SIXTIES



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This publication was authorised by the N.S.W. Minister for Housing and Co-operative Societies, the Hon. A. Landa, M.L.A., to inform the community of the vital work carried out by the Housing Commission in the post war years, and its role in the years ahead.

EDITOR: B. CARLTON

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A MESSAGE

from the Minister

Australia will undoubtedly stride ahead in all fields during the next decade but the nation will have little real prosperity unless it is able to meet what is no doubt the greatest economic and social need of its people—comfortable low-cost homes.

The rate of expansion in the '60's will be even faster than in the last ten years as Australia exploits her natural resources and further develops primary and secondary industries—and becomes a great power in the world scene.

With large scale immigration and a rising birth-rate the population will zoom to new record figures.

The developmental pattern has been set. We must build upon it if we are to survive as a free and democratic nation.

Of vital importance to our development is a continued increase in the people's standards of living coupled with an even greater sense of security.

One way of achieving this is by the provision of adequate housing for everyone with the opportunity for all to obtain a home at reasonable cost.

The New South Wales Labor Government has always given high priority to this basic requirement and it will continue to pursue to the full its aims and intentions in the matter of housing for the people.

It has, through the Housing Commission of N.S.W., built almost 55,000 homes since the end of World War II and has, in every way, encouraged the erection of homes by private enterprise which is now building at a record rate.

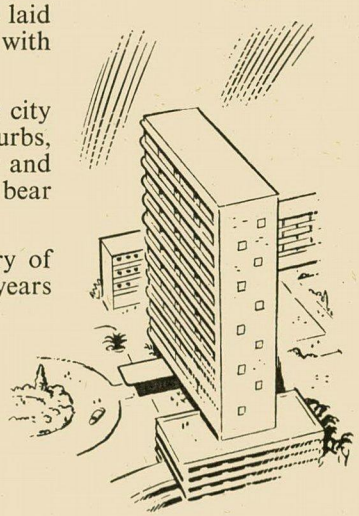
The end of the task is still, however, far away. The Government has laid and is developing ambitious plans for the future in the field of housing with the best interests of the people and the nation at heart.

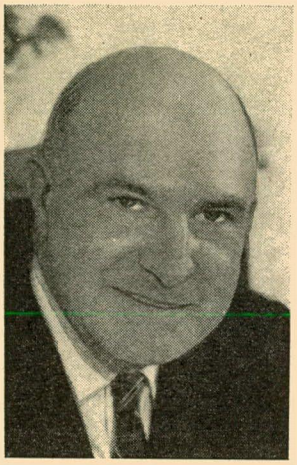
These plans include further slum clearance and rebuilding in the inner city areas, large scale and fully developed housing estates in the outer suburbs, continued activity in country areas, encouragement of home building by and through all agencies with the object of bringing the maximum effort to bear on the solution of the housing problem.

This special brochure has been designed and prepared to tell the story of what has been done since World War II and what is proposed in the years to come to meet this housing challenge of the '60's.

A. LANDA

(Minister for Housing and Co-operative Societies)





CHAIRMAN'S REPORT

It is universally accepted that the 1960*'s will be amongst the most dynamic and challenging years in the history of our country.*

To those concerned in the field of housing the challenge is no less compelling than in any other vital sphere of national development and social progress.

With so many thousands of families still forced to endure the disadvantages and discomforts of unsatisfactory, or inadequate accommodation, and with every prospect of normal demand continuing at a very high level, the housing problem cannot be overcome unless the responsibility is shared broadly and unless the resources and efforts of many sections of the community are contributed in appropriate measure.

There is every reason to believe that if this effort is forthcoming and sustained, we will be able to look back with pride and satisfaction over the 1960*'s as a decade in which the vast majority of our people were given the opportunity to establish a proper home in which to enjoy the privacy and decency befitting human dignity and the needs of family life. The close link between happiness, health, the general welfare of the nation and housing must be to the forefront of our planning.*

It is the sincere hope of the Housing Commission, as the Governmental home-building authority in this State, that the challenge will in fact be met in this manner and that the objective will be achieved.

The Commission on its part, through its various operations encompassing dwellings for rental and purchase, hopes to continue to make its contribution towards meeting the requirements of moderate income groups who are in need of its assistance.

Towards this end it will require the continued help and assistance of the contractors, the building industry generally, Local Government and Supply Authorities and its own staff without whose support and co-operation the achievements referred to in the following pages would not have been possible.

My fellow Commissioners, Mr. F. W. Turner (Deputy Chairman), Mrs. P. Burke, Mr. F. Bowen, Mr. H. N. Barton and I would like to record the Commission's grateful appreciation to all who have helped us in our task.

J. T. PURCELL,
(Chairman, Housing Commission of N.S.W.)

Dwellings completed in 1959-60 (456 flats, 3,046 cottages)	**3,502**
Dwellings under construction or contracts let at December, 1960	**2,729**
1959-60 financial grant under Commonwealth/State Agreement	**£12,350,000**
Special allocation for Services construction	**£423,250**
Less 30 per cent. for building co-operative societies	**£3,705,000**
Total	**£9,077,250**
Total advances under Commonwealth/State Housing Agreement to 30th June, 1960	**£125,058,250**
Total funds provided from State sources	**£16,805,347**
Permanent dwellings completed since 1945 to December, 1960	**54,393**
Country housing: dwellings completed from 1945 to December, 1960—	
Newcastle	**2,966**
Wollongong	**4,219**
Other centres	**11,111**
Dwellings occupied by tenants	**36,471**
Cottages sold to tenants	**15,716**
Constructed from State finance for other purposes	**2,206**

HOUSING COMMISSION'S
RECORD OF ACHIEVEMENT

In 1959-60, waiting list for homes increased from 28,000 to 33,000.
Majority of applicants—76 per cent.—have family income under £20 a week.
Main age group of applicants is from 30 to 39 years.

Total finance available in 1960-61 for aged persons units	**£320,000**
Number of units completed to 31st December, 1960	**300**
Dwellings for aged provided before the current scheme	*almost* **900**
Rental rebates granted under 1945 Agreement in 1959-60	**£251,247**
Percentage of arrears in rents	**0.4%**
Rent collections in 1959-60	*approx.* **£6,250,000**
Home purchase instalments	**£1,600,000**
Maintenance costs of properties in 1959-60	**£729,848**
Typical cottage construction cost including land, etc.—	
2-bedroom timber-framed	*from* **£2,460**
3-bedroom brick-veneer	*from* **£3,060**
Total compensation paid for land resumptions	**£2,047,470**
Dwelling units in emergency centres including country areas	**2,405**
Record construction completions reached by Government and private enterprise in 1959-60	**33,408**
Under construction or approved	**18,501**

Inadequate housing is a major cause of homesickness and dissatisfaction among the many thousands of immigrant families who come to Australia each year.

OUR HOUSING NEED

The achievements of the State Housing programme, which has succeeded in constructing almost 55,000 dwellings in 15 years, are impressive. But the needs too are great—and they are increasing. What are the major causes of this housing shortage?

BIRTHRATE

Australia's population has topped the 10¼ million mark and it is reliably estimated that the figure will double in the next 50 years, mainly through the natural birthrate.

Sydney alone may have 5 million inhabitants by the turn of the century.

All governments since World War II have encouraged the build up of population realising it is a national duty if we are to develop our natural resources and maintain a free democratic country. This policy has accentuated the housing need and the problem is likely to become more acute in the years ahead as our population continues to grow at a rapid rate.

IMMIGRATION

In 1960, Australia gained 136,000 migrants and the 1960-61 target is 125,000. This figure will probably be maintained or even increased each year with the continuance of national prosperity.

With the arrival of each family it is necessary that adequate housing be available so assimilation in the community can be achieved quickly to prevent homesickness or the " unwanted " feeling.

It is significant that nearly half a million children of migrants have been born since 1946.

SLUM CLEARANCE

The decaying heart of cities must be eliminated as a social and economic necessity.

Rundown areas can strangle a thriving city or town unless redevelopment is commenced. This has only been appreciated in recent times and there are many areas of slum or substandard property still in existence. While redevelopment goes on alternative housing is essential for the displaced families or individuals.

INDUSTRIAL GROWTH

The tremendous industrial growth has been a major factor in accentuating the housing shortage.

Factories have mushroomed at an amazing rate as efforts are made to meet the people's need for manufactured goods. This development of secondary industry has been encouraged because it has eliminated many imports and saved our overseas earnings.

But to enable this industrial expansion and city office construction there has been the diversion of huge amounts of finance, vital building supplies and materials and skilled labour from the home building programme.

Port Kembla—steel city of the South is an impressive example of our post-war industrial expansion as it stands surrounded by housing estates.

FINANCE

The provision or investment of finance in housing was once regarded as "gilt edge security" and a sound business practise, but in the post war years this attitude has undergone a disturbing change. Finance has been lacking—and channelled into more dividend or profit making ventures. At the same time all sections of business and commerce have been competing for the available funds provided locally and from overseas.

This has been one of the major bottlenecks for housing and has hampered the efforts of both government and private enterprise to overcome the shortage.

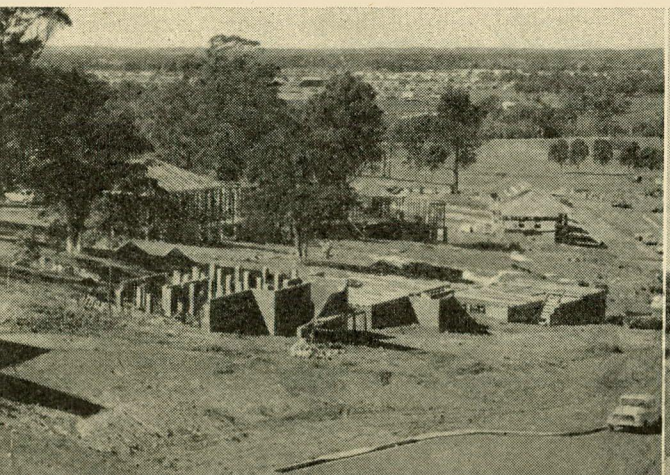
BUILDING RATE

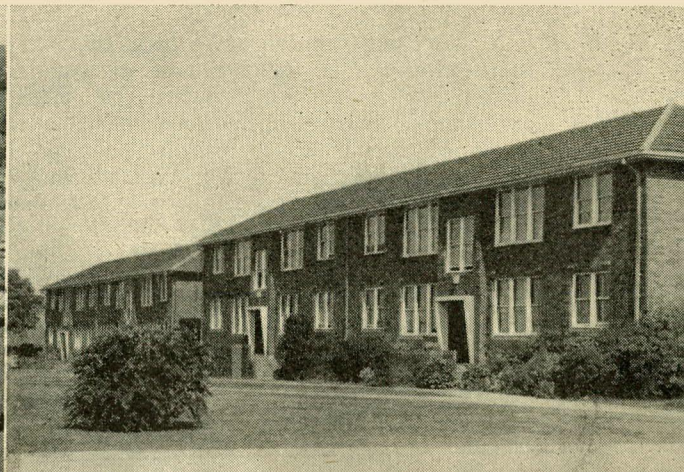
As the '60's get under way there are gratifying signs that the building industry generally is becoming more streamlined in its operations. Output is increasing, yet costs are being kept to within reasonable levels.

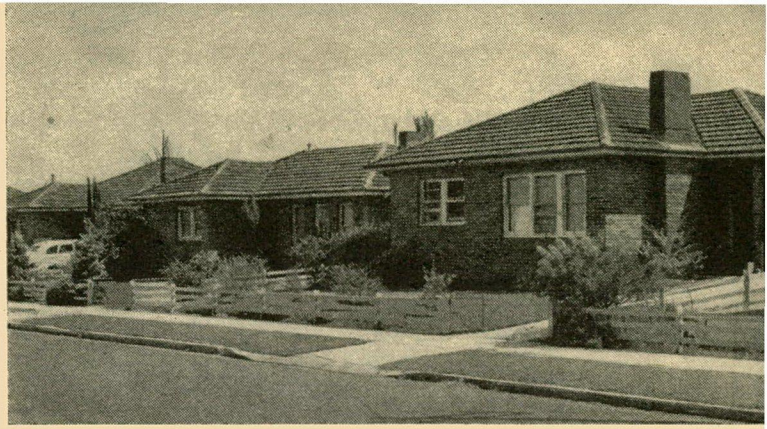
In bygone years there was always a great deal of wastage in construction work, but the trend is now towards mass production methods while still retaining the appearance of individuality.

Much has been done in this regard and much more can be done by all sections of the industry in providing a high production rate of reasonably priced dwellings.

Slum clearance, estate development and high density housing are the most important phases of the Government's widespread housing activities in New South Wales.







Suburbia of a City

The expansion of Sydney in post war years to its present position as the nation's Number One metropolis and one of the great cities of the world has been due in no small way to the State Housing achievements in massive estate development.

A tour of the suburbs soon proves conclusively the importance of these estates as they radiate out from the city proper. Their establishment created a potential labour force in strategic areas which attracted and allowed " breathing space " for industrial expansion—and provided the " castle " for the working man and his family.

To-day the Housing Commission is the nation's biggest landlord having collected approximately £6,250,000 in rents from its 36,342 tenanted dwellings in 1959-60. At the same time it has sold 14,542 cottages to eligible applicants, most of them on a £50 deposit with low interest, easy terms, as part of a campaign to encourage home ownership.

The Government is encouraging the sale of up to 80 per cent. of cottages so that even greater civic pride and sense of security can be created among the families of the new suburbia.

A new but rapidly developing feature of State Housing is the building of standard design homes on land owned by eligible applicants. This scheme is another part of the home ownership drive, and by the end of December, 1960, almost 200 applications had been received by the Commission. This phase of home building is financed from State funds and not from the funds of the 1956 Commonwealth and State Housing Agreement.

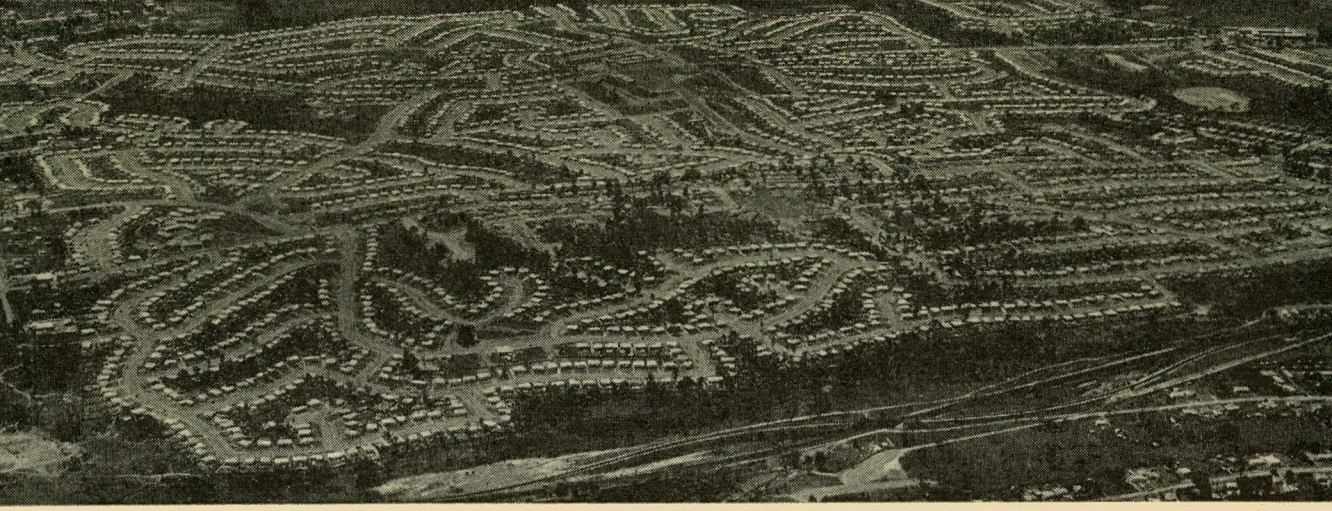
Some of the *main* housing estates, which are already accomplished facts and a tribute to large-scale planning, are listed below:

Suburb	Approx. dwelling units
Dundas	1,700
Ermington	900
Granville	1,200
Lalor Park	2,400
Maroubra	1,000
Mt. Pritchard	700
Padstow	500
Punchbowl	600
Ryde	1,500
Rydalmere	1,000
Revesby	1,100
Seven Hills	1,300
Villawood	1,700

Building operations are still going on in many of the estates as all available land is used to the best advantage with flats, cottages or aged persons units.

Dwelling units in the emergency community centres which served a valuable service in the difficult post war years are now being progressively demolished and replaced by permanent housing. A total of 286 units were demolished in 1959-60, leaving only 2,405 still remaining including 101 in country centres.

This policy will be continued and it is hoped that practically all the temporary units will be eliminated in about five years.



Modern suburbs such as the Lalor Park-Seven Hills estate incorporate the latest town planning and street designs and have set the pattern for future development.

Mt. Druitt

PLANNING FOR THE FUTURE

A new garden housing estate in the Rooty Hill - Mount Druitt area on the western fringe of Sydney, is also one of the projects of the '60's for State Housing.

It will be part of a virtual satellite township—which will include provision for industrial zones—comprising about 8,000 dwellings, housing an estimated population of about 32,000 people.

With ministerial approval, the Housing Commission in November, 1960, placed a housing proclamation over approximately 2,000 acres of rural land in the area so that the scheme can be implemented in the future.

This land and the Green Valley project, together with other areas, will meet the Commission's building needs during the immediate years ahead.

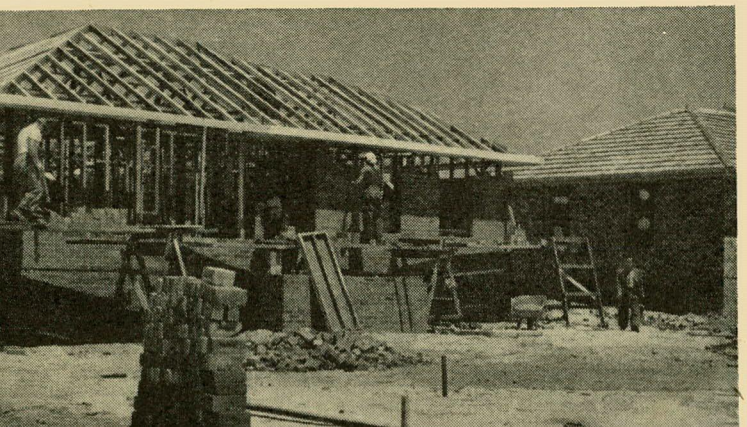
It is intended to progressively acquire, plan and develop the area for subsequent use for housing sub-division when the Green Valley, near Liverpool, project is sufficiently advanced.

Approval for the housing proclamation was given so that further inroads into Green Belt releases would not be necessary, but at the same time still ensuring continuity of land supply for the State housing operations.

In its acquisition and development of these lands, the Housing Commission, as in all cases, will endeavour to cause a minimum of inconvenience and hardship to the owners.

It pays compensation as assessed by the Valuer General and if such negotiations reach a deadlock the land owners have the legal right to ask the Land and Valuation Court to be the arbitrator. However, in most instances, owners are usually quite satisfied with the compensation determined with the Valuer General.

Homes are quickly built on land owned by eligible applicants under a scheme to encourage home-ownership—and a shorter waiting list.



Although not yet on the drawing board, the Rooty Hill-Mount Druitt scheme will be one of the key projects of the future—an "insurance policy" to meet the expected housing needs of a great city in the throws of gigantic expansion.

Town to Come

GREEN

The most ambitious new suburban development undertaken to date in New South Wales is now being planned in an area on the south western fringe of Sydney which will be known as the Green Valley project.

On what was once virgin rural land, the Housing Commission is developing a £20 million " dormitory " suburb which will include 6,000 cottages, flats and aged persons units for an estimated population of about 25,000 people.

Covering 1,500 acres, the new suburb will be divided into six distinct neighbourhoods, each with its own primary school, recreation area, shopping centre, and land will be set aside for churches and all types of recreational and civic amenities.

In addition, there will be a major shopping centre to cater for the needs of the large population and a number of major department stores are already interested in the establishment of local branches to cater for fast increasing populations.

Each neighbourhood will cover about 250 acres of which 7 acres will be set aside for the primary school.

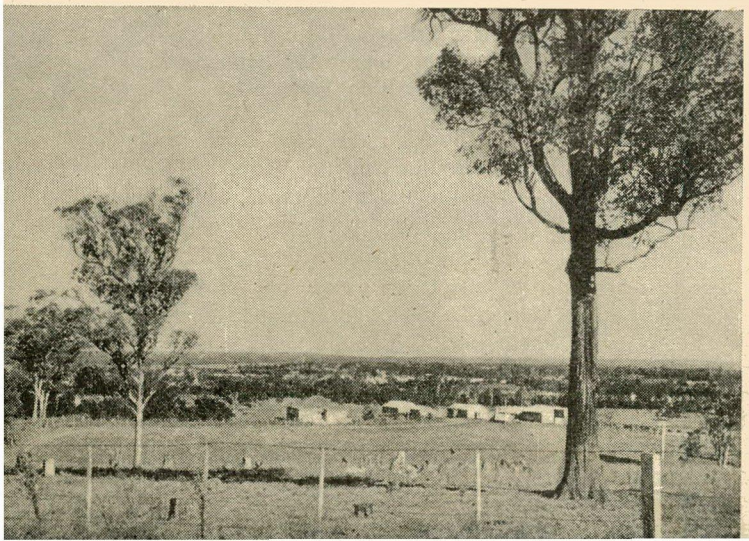
Based on the latest town planning ideas, the residential areas will have a population density of 23 people to the acre and no dwelling will be more than 3,000 feet from its neighbourhood shopping centre.

All the homes will be sewered thus avoiding the difficult drainage problems frequently encountered in large-scale development and outer suburban areas.

The natural beauty of the area will be retained as much as possible and encouragement will be given to tenants and local organisations to create a garden suburb.

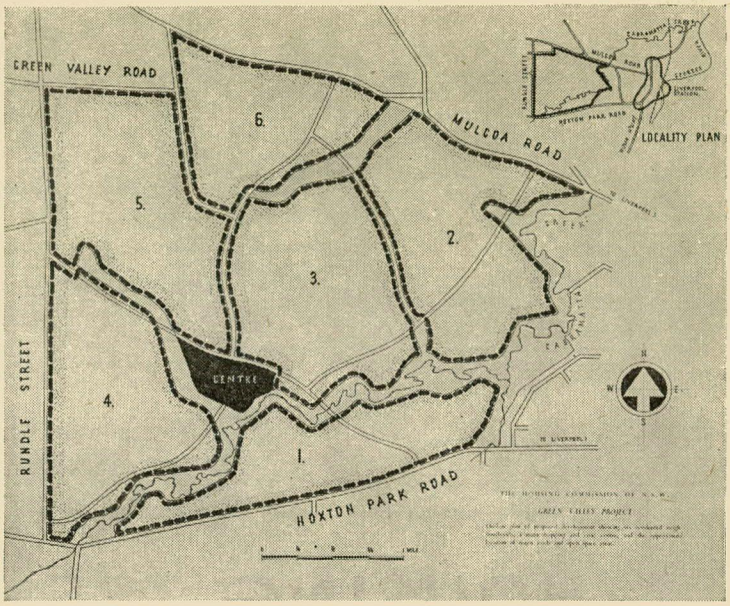
Development is due to begin about the middle of 1961.

Provided finance is available, the entire scheme is expected to be completed in about four or five years.



A peaceful scene where eventually a modern thriving " dormitory " suburb will grow to meet part of the housing need of Sydney's expanding population.

VALLEY



This map shows the six distinct neighborhoods, each with its own shops, churches, school and recreation area, which will form the new suburb.

The Green Valley project will be a major boost to the industrial development of the Liverpool area.

Many of the future residents of the new suburb will eventually be employed locally as more industries and business firms follow the movement of population to the outer areas of the city.

Many large industrial organisations are already established near Liverpool and on present indications the tempo of industrial expansion will be stepped up considerably within the next few years, especially as a potential work force will be " on the door step " in the Housing Commission's new estate.

Not far away, at Bankstown, factories and workshops have mushroomed at such a fast rate that it is now the largest industrial centre outside the boundaries of the city of Sydney.

This prosperous development and expansion in South Western Suburbs is certain to continue as the rapid population growth is maintained in our outer suburbs.

As construction gets under way in the Green Valley estate, hundreds of contractors and sub-contractors will be needed.

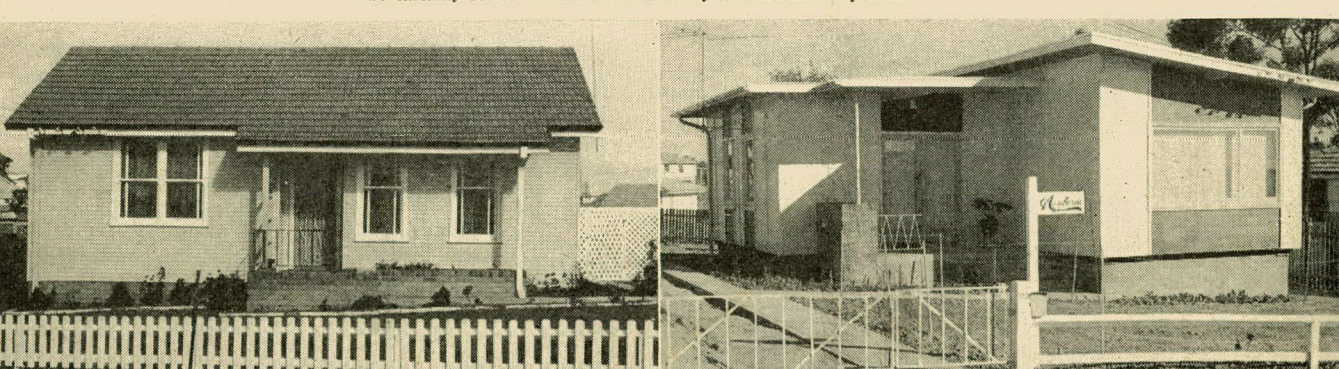
It is estimated that a work force of 5,000 men will be marshalled when home building operations reach their peak.

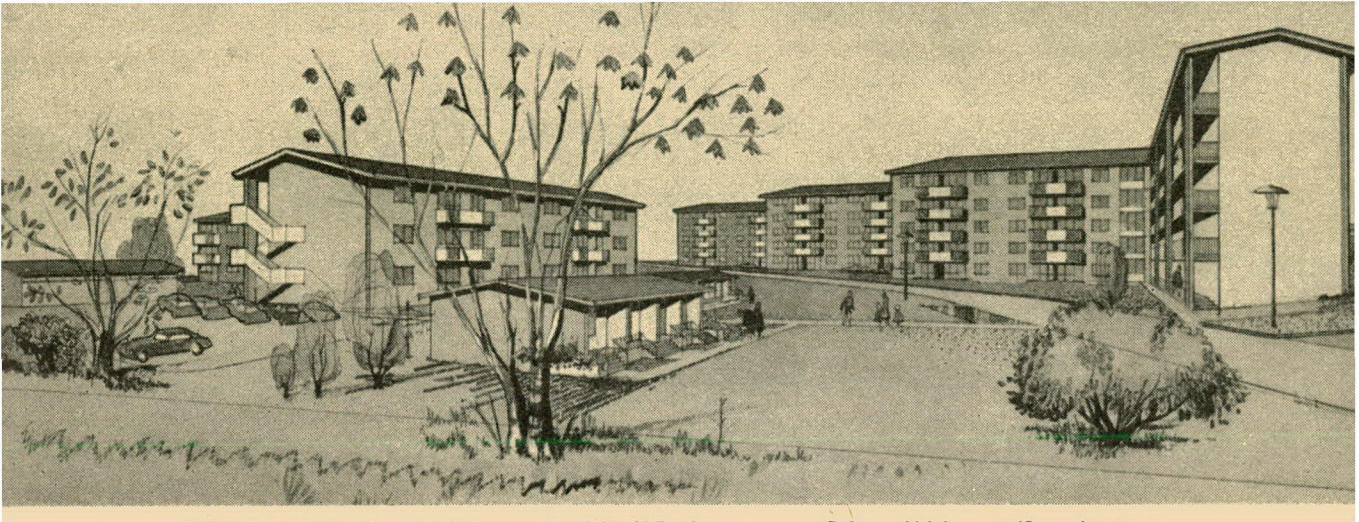
It will not be an experiment to expand an old town but the Housing Commission will have an opportunity to create a brand new suburban area, completely planned in every detail to avoid the mistakes of previous generations of planners and builders.

It will be a chance for model development and should bring a new outlook and approach to the growth of Australia's biggest and most progressive city.

Based on the latest local and overseas ideas the £20 million suburb will be one of the major achievements of State housing and will be a significant contribution to the housing of our people in the '60's.

Homes of various design and materials as well as flats and aged persons units will be carefully set out to make Green Valley as attractive as possible.





Proposed multi-unit project to be built on section of the old Rosebery racecourse, Sydney, which has magnificent views over the Lakes Golf Course.

HOUSING TREND...

High Density

The Housing Commission in 1960-61 has embarked on a spectacular high density housing programme as the demand for this type of accommodation rapidly increases.

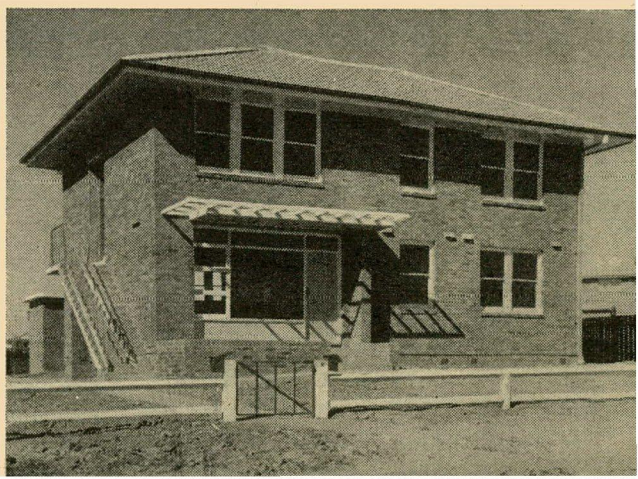
During the year it is expected that construction will begin or contracts be signed for just on one thousand flats. In 1959-60, the number of flats completed totalled 456. Under the proposed building programme the flats will be grouped in a variety of ways, on differing sites in many parts of the Sydney area as well as in Newcastle, Wollongong and country centres.

Some will replace slums in the inner city "heart" as part of the slum clearance redevelopment scheme. Others will be in the near-city areas which are ideal for multi-unit development with good transport, shopping centres, services, etc. A number of the projects will be adjacent to some of Australia's finest surfing beaches.

Through its enterprise, New South Wales is now ahead of all other States in slum clearance and redevelopment—even Melbourne is only just starting to do something about its 1,000 acres of slum area.

It is not generally appreciated that the Housing Commission has built about 3,000 dwellings within a five mile radius of the Sydney G.P.O. since World War II.

Successful multi-storey projects have replaced run down sections of Balmain, Erskineville, Glebe, Redfern, Paddington, Waterloo and Surry Hills, where John Northcott Place, Australia's biggest high density housing scheme (see pages 14-15), has become one of the dominant features of the city skyline.



This trend is in keeping with other capital cities and now ambitious plans are being laid for similar projects to rise from other slum areas of Redfern and Waterloo.

At the same time there are many large scale projects on the drawing board for inclusion in some of the newer cottage estates already established by the Commission. Most of these flats will be near fast transport services, major shopping centres and expanding industrial zones.

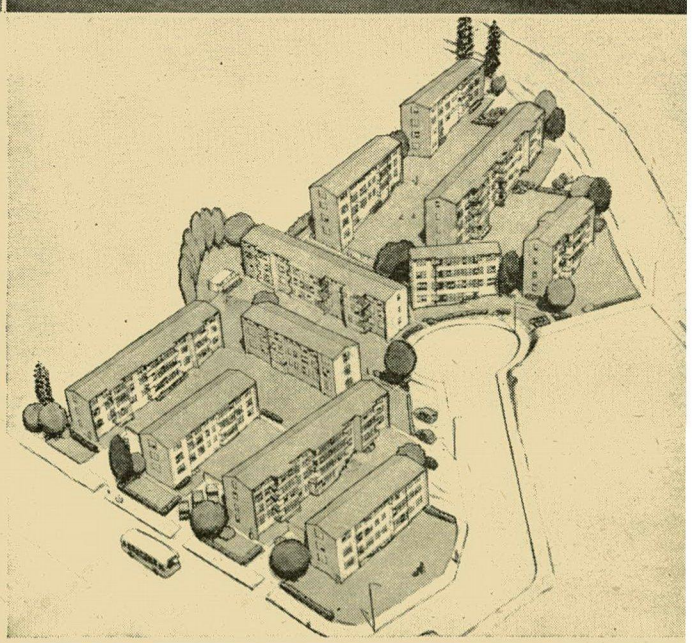
All the flats are designed on the latest trends overseas and yet costs will be kept to economic levels so that reasonable rentals can be charged.

The architectural treatment of each project is carefully considered so the best use is made of the available land and the blocks of flats fit into the general pattern of the surrounding neighbourhood.

Public favour for high density housing has increased at such a rate that to-day about 20 per cent. of applicants to the Housing Commission will readily accept flats.

Even greater development of flat projects can be expected in the years ahead as accommodation is provided for the rapidly increasing number of people who want to work and be near the heart of the nation's most beautiful city.

High density projects make the best use of available land in areas where there is a great demand for accommodation. These attractive flats are but two of many blocks which have been built in near-city suburbs of Sydney and in some country centres.



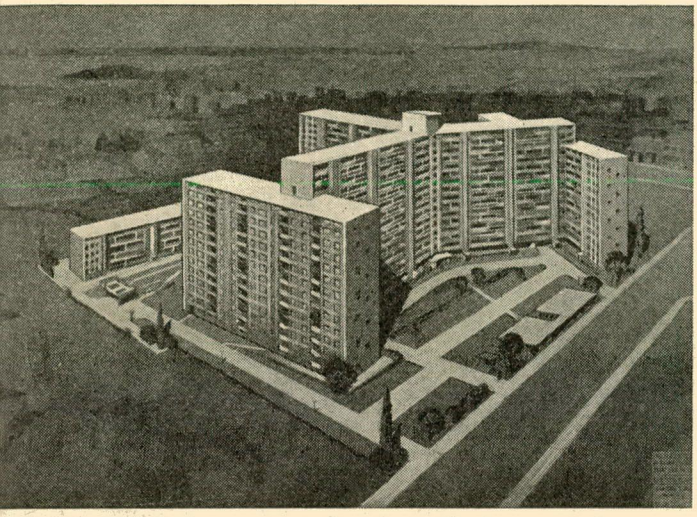
This is an artist's impression of the first stage of a major multi-unit project to be built at South Coogee.

Many designs have been used in the flats construction programme, including this two-storey block which gives private access for both units. The design also permits a varying number of such flats to be built together in larger projects.

DEPARTMENT OF HOUSING
LIBRARY

Town in the SKY

AUSTRALIA'S BIGGEST



Replacing one of Sydney's worst slum districts is John Northcott Place which has set a new pattern for inner-city development.

The Housing Commission's multi-storey project in Devonshire Street, Surry Hills, has become one of the dominant structures of the city skyline.

The Minister for Housing, Mr. Landa, officially opened the first section of the project in late 1960 when he handed over the keys to the initial tenants in a five-storey block containing 41 flats.

Named the "John Northcott Place" after the former New South Wales Governor, the high density housing project is the biggest in Australia and one of the greatest efforts of the Commission.

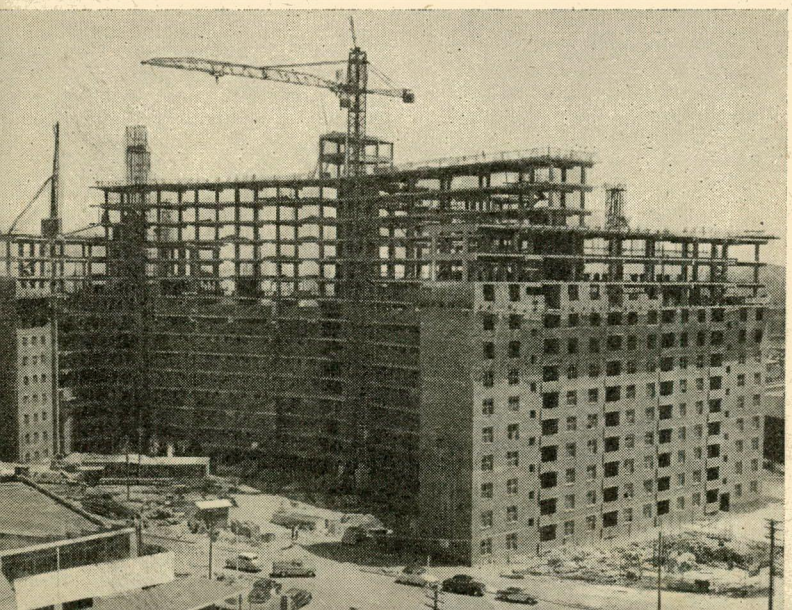
The main block is a central 15-storey "Y" shaped structure flanked by two 12-storey wings. More than 1,200 people will be accommodated in its 430 flats—281 two-bedroom units and 149 one-bedroom units.

Each flat incorporates its own lounge-living room, bathroom and kitchenette. Situated on high land bounded by Devonshire, Belvoir and Clisdell Streets, "John Northcott Place" is one of the ideal inner city localities being close to the heart of the city.

Tenants from the third storey up will have magnificent views over the city and the harbour.

Designed mainly for business couples and families with grown-up children working in the city, the open space surrounding the flats will be landscaped with lawns, trees and shrubs, and provision has been made for "off-street" parking for 100 cars.

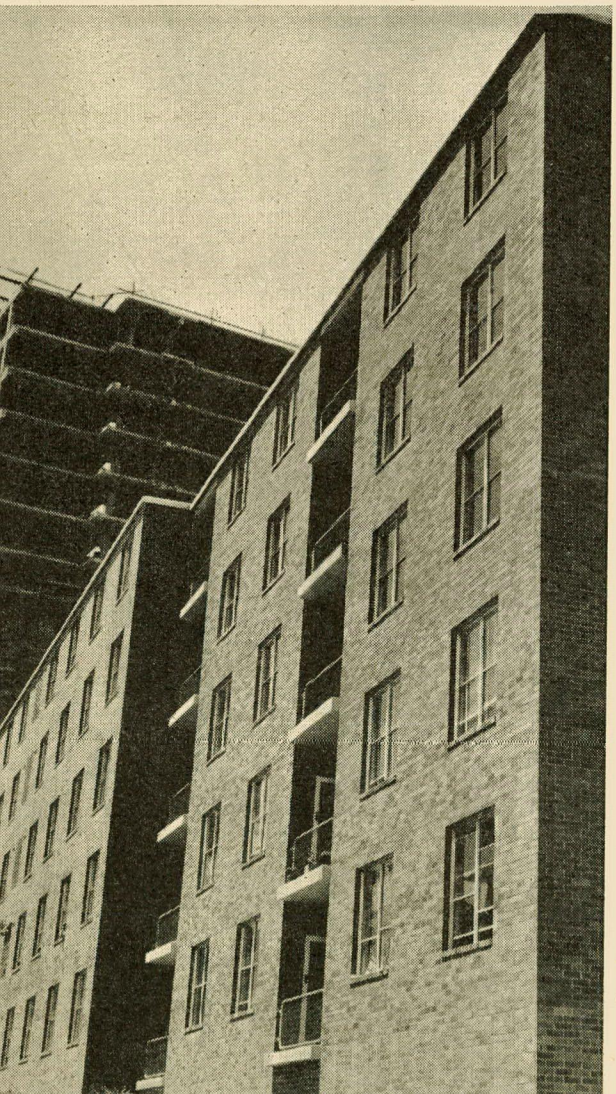
Towering 170 feet on one of the highest points of Sydney, the project is surrounded by breath-taking panoramic views of the city and harbour.



SLUM CLEARANCE UNDERTAKING

The Minister for Housing, Mr. Landa, and Sir John Northcott, former Governor of New South Wales, after whom the £1¼ million project is named, making an inspection tour as families move into the first of the 430 flats.

The first section of the project, a five-storey wing, was officially occupied in December, 1960, as work continued at a rapid pace on the main blocks seen in the background.



The main block will be serviced by four fully automatic lifts capable of travelling 300 feet per minute with 15 passengers.

Forty-five laundries will provide washing facilities with drying machines as well as coppers and tubs.

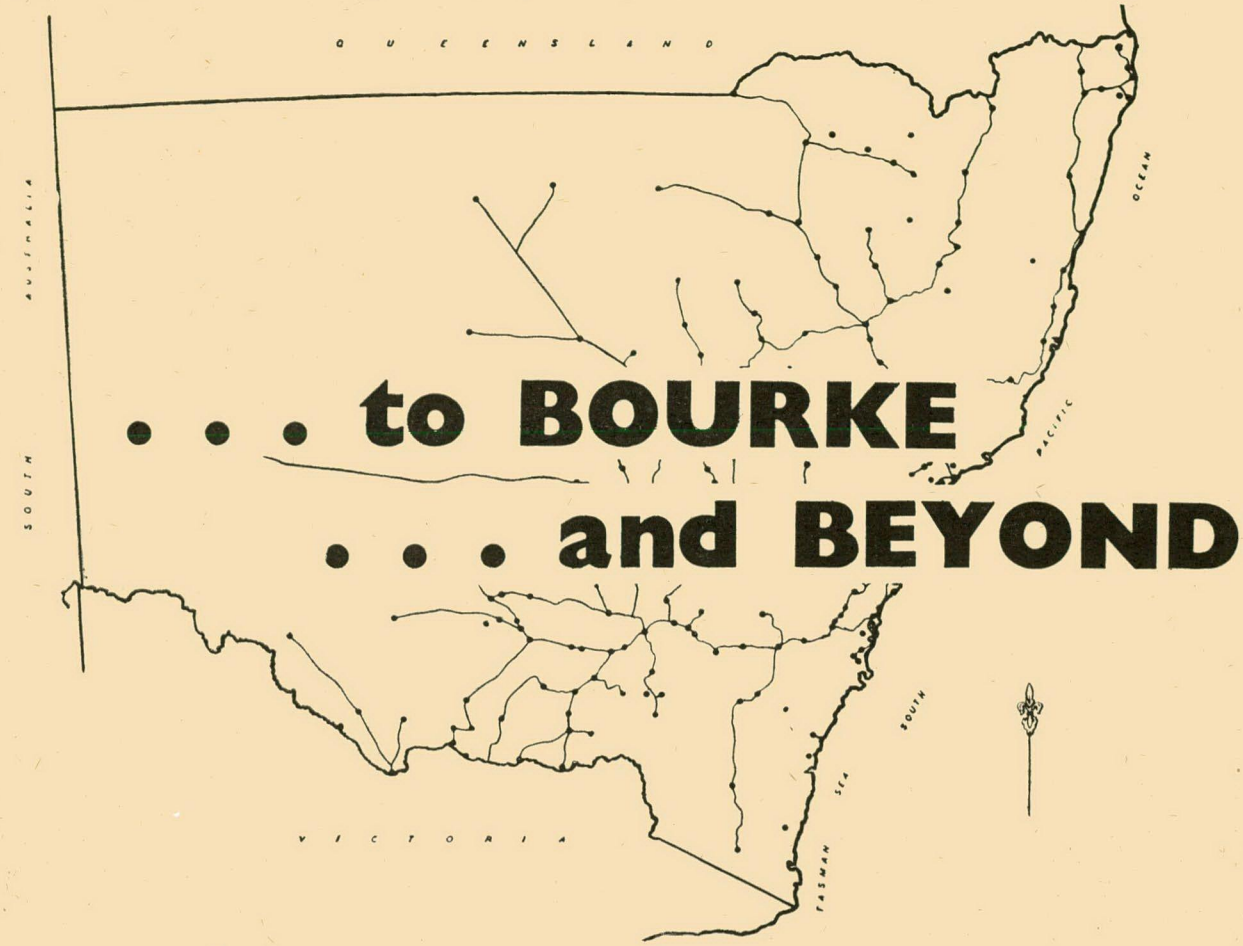
Rentals will depend on the over-all cost of the project and the cost of outgoings, such as rates and taxes at the time of completion.

Almost two and a half million bricks will be used in the structure and all windows will be of aluminium so maintenance painting can be eliminated as far as possible.

Coloured pre-cast concrete balcony infill walls will provide a pattern of colour and relieve the architectural effect of the towering blocks.

Unlike the " Greenway " flats at Milsons Point, which have internal corridors, " John Northcott Place " will have open balconies on each floor to give access to individual flats.

The Housing Commission has already completed 163 flats in small three-storey " star " shaped blocks adjacent to this site as part of its major slum clearance and redevelopmental efforts in the area.

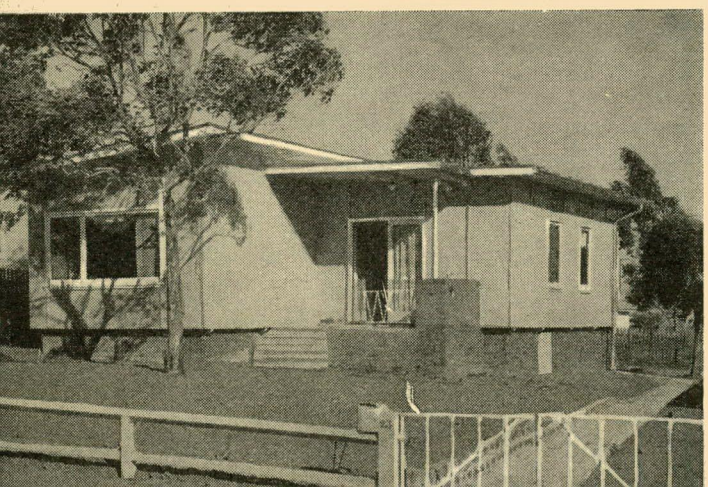


. . . to BOURKE . . . and BEYOND

This could indeed be the motto of State housing after 15 years of extensive home building through the length and breadth of New South Wales.

Despite criticism—usually unfounded—the Sydney metropolitan area has not been built up at the expense of her country "cousin" towns and cities.

Comfortable low-cost dwellings have been built in about 250 country centres to meet the needs of decentralised industry and the expanding population.

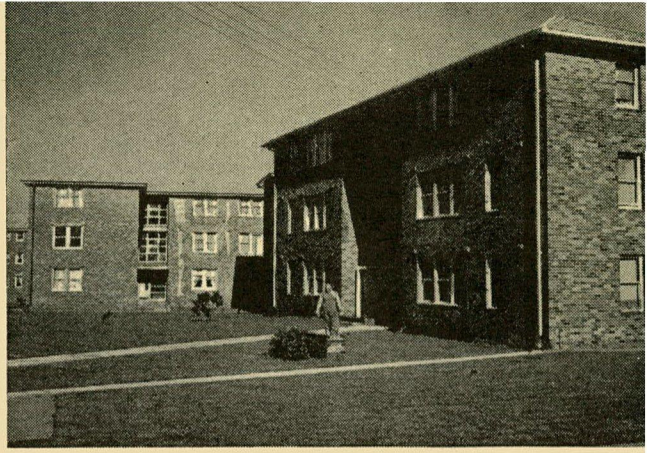


In fact, the country building operations have been so successful that there is a noticeable falling off in the demand for homes in some centres and at times, there is even difficulty in finding tenants.

This, of course, does not mean that the housing shortage has been solved completely, but it does prove that the New South Wales Government has insisted on a fair share of available funds for the country.

This has been a major contribution to the decentralisation of industry as well as encouragement for people to live in country areas.

The Housing Commission to December, 1960, had built a total of 18,296 dwellings outside the Sydney metropolitan area, 11,111 of them in towns other than Newcastle and Wollongong.



Multi-storey projects were established in a number of cities and towns as a greater number of eligible applicants expressed their preference for flats.

COUNTRY PROJECTS

The following table clearly indicates how the needs of country areas have been more than proportionately met:

	Homes completed		*Percentage demand*
	No.	Per cent.	
Sydney ..	36,097	66·36	74·98
Newcastle ..	2,966	5·45	3·38
Wollongong ..	4,219	7·76	4·82
Country ..	11,111	20·43	16·82
	54,393	100%	100%

Many individual towns including Albury, Bathurst, Cootamundra, Cowra, Dubbo, Forbes, Goulburn, Junee, Kempsey, Muswellbrook, Orange, Singleton, Tamworth, Taree, Wagga Wagga and Young, have received a far higher percentage of Commission dwellings per 1,000 of population than Sydney.

The country housing position has been alleviated very substantially by the building programme and in most towns where the Commission has built, or is building, the waiting time is much less than in Sydney, Newcastle or Wollongong.

The Housing Commission's operations have covered 250 country centres ranging from Broken Hill in the far west, to Mungindi on the Queensland border and Eden on the far south coast.

Many of the projects have only been small, but they have met the housing need for the area. On the other hand, there have been major estates established in cities and towns where the demand has been great, usually being caused by a sudden upsurge in secondary or primary industry expansion.

The main country housing projects have been:

Wagga	635
Goulburn	450
Bathurst	353
Tamworth	340
Albury	313
Dubbo	317
Orange	325
Nowra	248
Maitland	346
Lithgow	239
Lismore	219
Raymond Terrace ..	204

In sixteen other towns throughout the State the Housing Commission has built one hundred or more dwellings to meet the local needs of the people.

This important programme will continue in accordance with the relative demand and the Commission's resources because the development of country towns is of paramount importance in the Government's decentralisation policy.

As the building rate of cottages and flats continues, every effort is now being made to extend a programme of cheap rental housing for aged persons to more and more country towns where a need for this type of accommodation exists.

During 1959-60, the total number of new applications for homes was 13,418, the break-down of figures being:

Sydney	8,196
Newcastle	974
Wollongong	803
Other centres	3,445

a place in the sun

There's a humble "thank you" . . . a tear falls . . .

And the State Government receives its rich reward for completing another phase of its building programme to house our senior citizens.

The programme is one of the most satisfying and appreciated efforts of State housing—and it is one of the most urgent tasks accepted by the Housing Commission.

Finding a " place in the sun " for our senior citizens has long been a complex and continuing problem for society, despite the many material advances made by succeeding generations.

This situation became a major challenge to the New South Wales Government.

Under the first Commonwealth and State Housing Agreement, 900 living units were provided for elderly people needing accommodation at sub-economic rents, but these dwellings came out of the general building programme.

It was necessary to make a fresh approach to the problem when the rental rebate provisions were eliminated from the 1956 Commonwealth and State Housing Agreement. The result? A specially-designed comfortable low-cost unit that meets most of the needs of aged people who are not ill or infirm.

The units, single or double, are built in small groups in various Housing Commission estates, and each comprises a bed-sitting room, a compact kitchenette, containing essential fitments including cupboard, gas or electric stove and stainless steel sink, a bathroom with toilet and shower recess and front and back verandahs.

Communal laundry facilities are contained in a separate block.

Attractive lawns dotted with shrubs surround the unit blocks and the Housing Commission makes provision for the grounds to be properly maintained. However, space is always available for the tenants to cultivate their own small gardens if they wish—and most do.

Housing Commission had completed more than 300 of these units throughout New South Wales by the end of December, 1960, while another 120 were under construction and almost 100 more programmed for the immediate future.

About £320,000 was earmarked for the 1960-61 building programme, most of the finance coming from the Government's tax on poker machines.

Although the units are let at the sub-economic rentals of £1 a week for a single person and £1 10s. a week for a married couple, the Government considers the scheme a vital service to the community.

Women become eligible for the dwellings at the age of 55 while men qualify on reaching their 60th birthday.

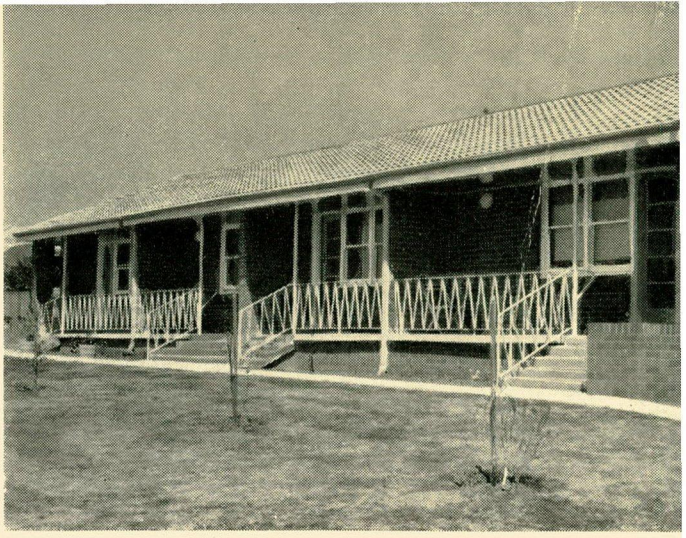
Despite the difficulties of housing aged persons, the programme has proved a complete success with the tenants settling down to the new life of security, comfort and happiness.

Some have a home now after years of heartbreak living out of suitcases, paying extortionate rents, being a burden to relatives or existing under primitive slum-like conditions.

They had faced a grim finale after a life of helping to develop their nation! But State Housing is doing much to solve this immense social problem. Much more still has to be done—by all sections of the community—if we are to properly care for our growing population of senior citizens.

The demand for the Government's units is far greater than the number being built and the waiting list is constantly on the increase.

To encourage other organisations to take up this challenge, the Housing Commission makes available plans and specifications for the new type dwellings and provides expert advice of its technical officers to local government bodies, charitable organisations and religious groups interested in carrying out their own schemes.



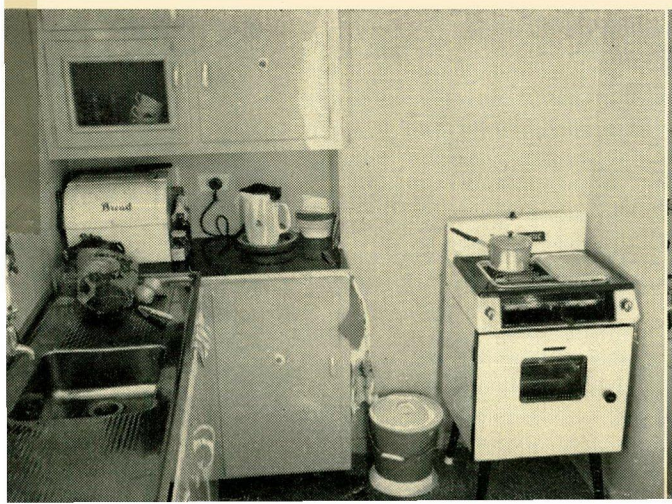
A typical row of the neat modern units being built throughout N.S.W. for aged persons needing a comfortable home in their twilight years.

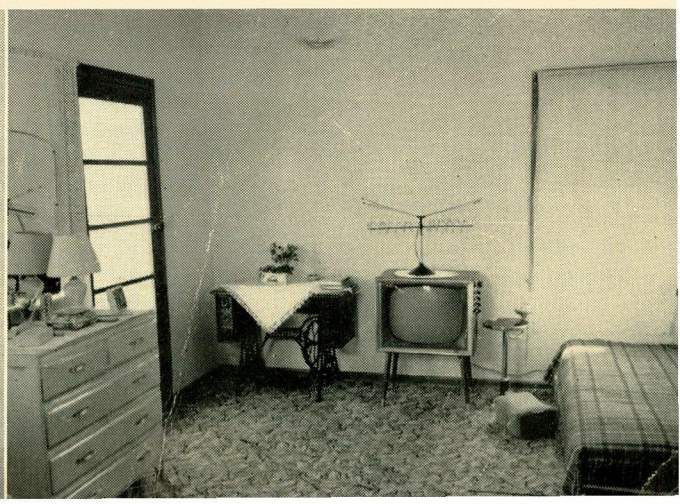
To some of these organisations, the Commonwealth Government provides a subsidy of £2 for every £1 raised to build an aged person's project, although it has refused to provide a similar subsidy to the State housing authorities.

The New South Wales Government hopes that eventually these units will be available in every community of the State. Through its operations it has blazed a new trail in this field and has set the pattern for others to follow.

This and the '60's gives our community the long awaited chance to end the age-old problem —once and for all.

The interior view of a unit's bed-sitting room and kitchen. This revolutionary approach to housing the aged has proved so successful that it is hoped to eventually build 1,000 units





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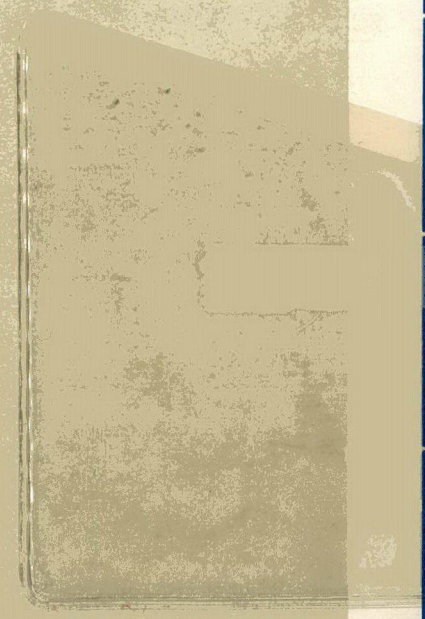

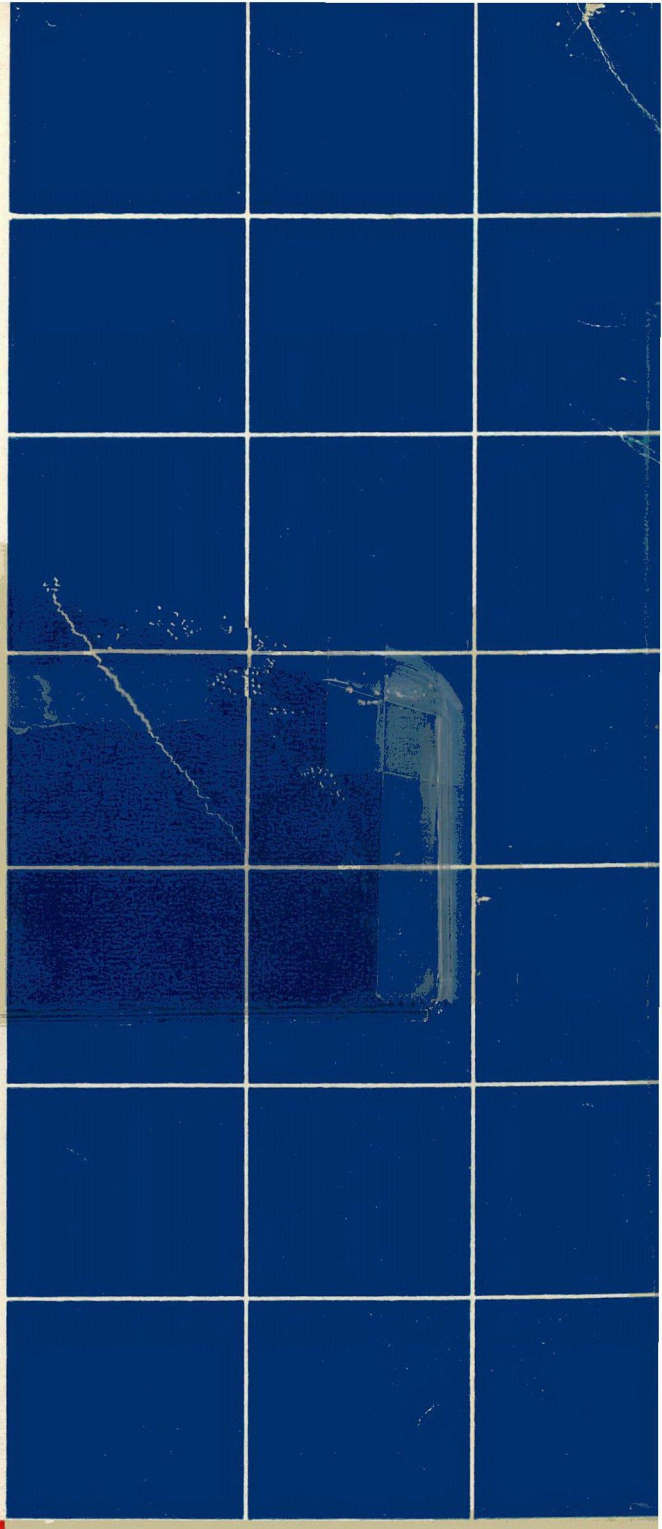

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